



California Whole-House Home Energy Rating System Webinar

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Efficiency Division

June 17, 2015



Purpose of Webinar

- Review procedural process, timeline, and activities.
- Discuss improving California Whole-House Home Energy Rating System.
- Review the process for submitting comments.
- Q & A



Background: Historical

AUTHORITY: Public Resources Code (PRC) Section 25942 directs the Energy Commission to adopt a statewide California Home Energy Rating System (HERS) Program for residential dwellings.

- In 2009, the Energy Commission revised the HERS regulations to include and implement Whole-House Home Energy Ratings.
- A Rater certified as a California Whole-House Home Energy Rater may collect data used to produce a California Home Energy Audit or a California Whole-House Home Energy Rating.



Energy Commission Duties Under Public Resources Code:

- Consistent, accurate, and uniform ratings based on a single statewide rating scale.
- Reasonable estimates of utility bill savings, and reliable recommendations on cost-effective measures to improve energy efficiency.
- Labeling procedures that will meet the needs of home buyers, homeowners, renters, the real estate industry, and mortgage lenders with an interest in Home Energy Ratings.
- Proposed approaches for determining cost-effectiveness and recommendations for energy efficiency improvements, including cross checking against utility bills.



The HERS OII

- The Energy Commission is conducting an Order Instituting Informational (OII) Proceeding to allow the public to participate in what is known as the “pre-rulemaking” process.
- During the OII, staff will collect the information necessary to identify potential procedures and other actions that could lead to improvement or change of the HERS regulations.



The HERS OII

- All activities within the OII will be part of the public record. This includes:
 - Meetings & notices
 - Comments
 - Memos & documents developed

The OII will help prepare for a formal Order Instituting Rulemaking (OIR).





The Whole-House Home Energy Rating OIR

The OIR is designed to provide the public with a meaningful opportunity to participate in the adoption of regulations.

The OIR will:

- Be concluded within 12 months.
- Be fully transparent and open to public participation including:
 - Public workshop(s)
 - Comment period(s)
 - Creating a record for public and judicial review
- **Result in new regulations!**



Oil: Approach

1. Solicit new comments for the record.
2. Fall 2015: Hold a public workshop to prioritize issues.
3. Use the record to prioritize issues and develop draft regulations.



Improved HERS
Program



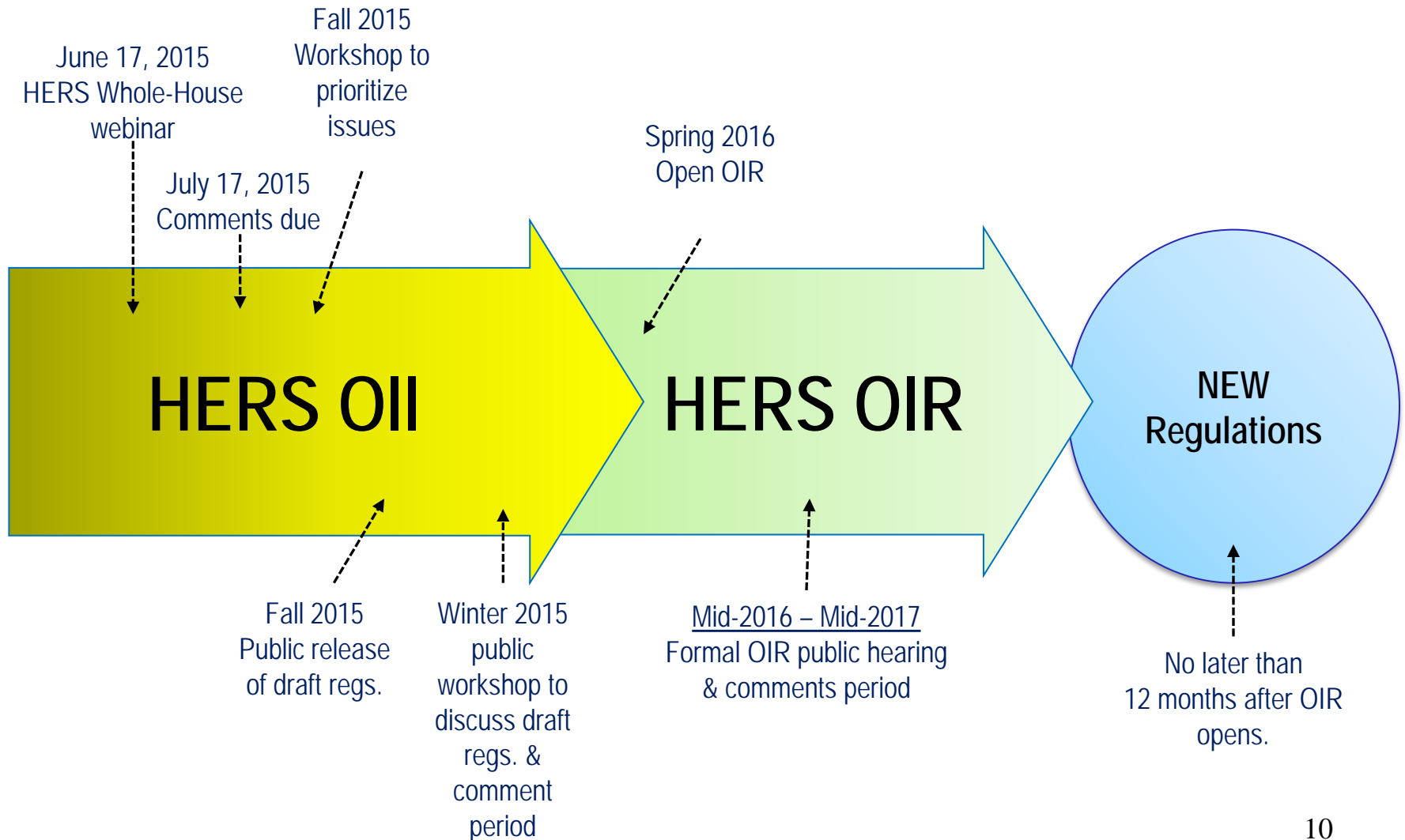
Timeline for Oil Draft Regulations

- **July 17, 2015:** Public comments are due.
- **Fall 2015:** Public workshop to prioritize issues.
- **Fall 2015:** Staff will develop *draft* regulations based on the Oil record.
- **Fall/Winter 2015:** Publicly post *draft* regulations.
- **Winter 2015:** Public workshop to discuss *draft* regulations & solicit comments.





Planned Process





Problem Statement:

The current HERS regulations are a barrier to broad market adoption of both asset ratings *and* home assessments.





Improving HERS Whole-House:

1. Create a single energy asset rating in California that aligns with national asset ratings to compare building properties.
2. Establish methods to affordably rate the comparative value of a home → **Asset Rating**.
3. Establish minimum standards for building performance assessment tools.

Asset Rating Value Property

Assessment



1. Align Energy Asset Ratings

- A single whole-house home energy rating in California will provide clarity to home owners/buyers.
- A single whole-house home energy rating will enable the public to make informed real estate decisions.
- Currently, identical homes can have different HERS scores because of the different rating systems.

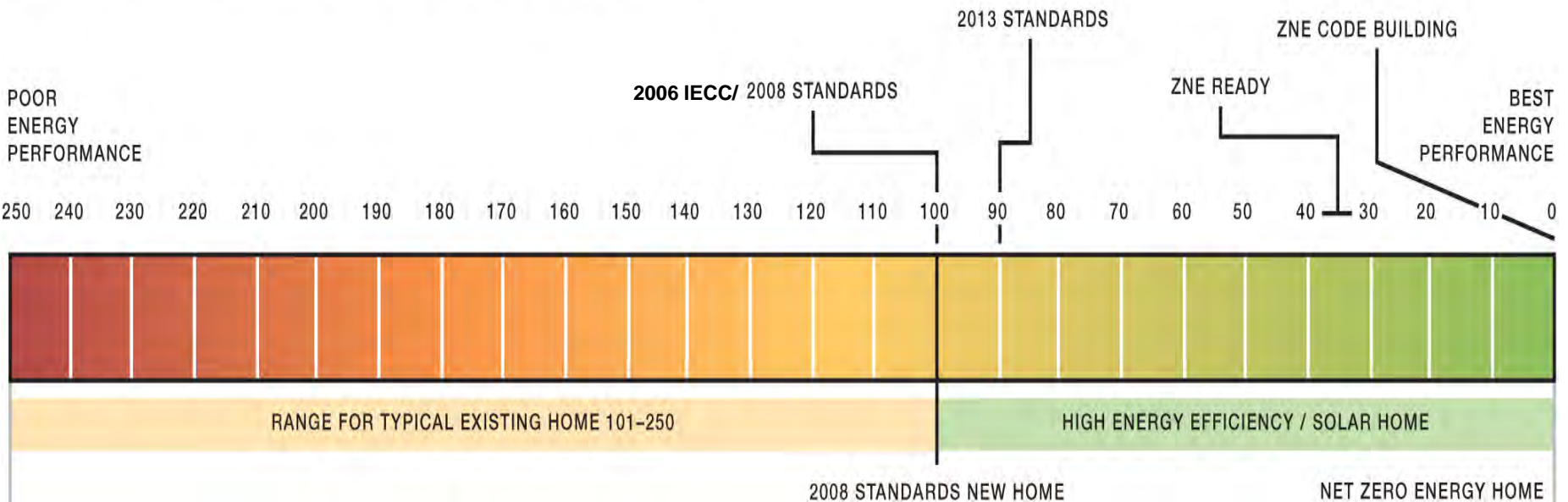


1. Align Energy Asset Ratings

- Energy Commission considering adoption of 2006 International Energy Conservation Code (IECC) reference home.

$$\frac{\text{Rated Home}}{\text{Reference Home}} = \text{Rating}$$

CALIFORNIA HOME ENERGY RATING CERTIFICATE





Comments or Questions?





Draft 2015 Existing Building Energy Efficiency (EBEE) Action Plan (AB 758)

- AB 758 required the Energy Commission, in collaboration with the CPUC and stakeholders, to develop a comprehensive program to achieve greater energy efficiency in the state's existing buildings.
- The strategies identified in the EBEE draft Action Plan discuss steps that require the Energy Commission to make changes to allow broad market adoption of both asset ratings and home assessments.



2. Establish California's asset rating methodology

- EBEE, Strategy 1.4: The Energy Commission must provide leadership to establish standard property valuation or asset ratings for residential and nonresidential buildings.
- Asset ratings are aligned with the property appraisal process.
- The Energy Commission is exploring the option of having the State set minimum performance criteria and have a single asset rating approach.



Comments or Questions?





3. Minimum Standards for Building Performance Assessment Tools

- Currently, CA HERS regulations specify software to be used for whole-house HERS.
- Changing the regulations to allow multiple performance assessment approaches will increase the penetration and relevance of modern assessment tools.
- Explore moving the Energy Commission into a role of oversight to ensure minimum performance thresholds are met.



3. Minimum Standards for Building Performance Assessment Tools

- The energy assessment is intended to provide a homeowner with:
 1. A deeper understanding of their home's current energy usage and
 2. a list of prioritized, cost-effective energy efficiency cost upgrade opportunities.
- The Energy Commission will explore maintaining a statewide list of approval tools.
- Types of assessment tools:
 - Smart Meter Data
 - Engineering Approach (modeled)



Comments or Questions?





Comments Due July 17, 2015

- Please keep comments within scope:
 - Issues relating to Whole-House
- Please include **12-HERS-1** and indicate **HERS Whole-House Home Energy Rating Oll** and send via:
 - Email docket@enegy.ca.gov
 - U.S. Mail

Energy Commission
Dockets Office, MS-4
RE: Docket No. 12-HERS-1
1516 Ninth Street
Sacramento, CA 95814-5512

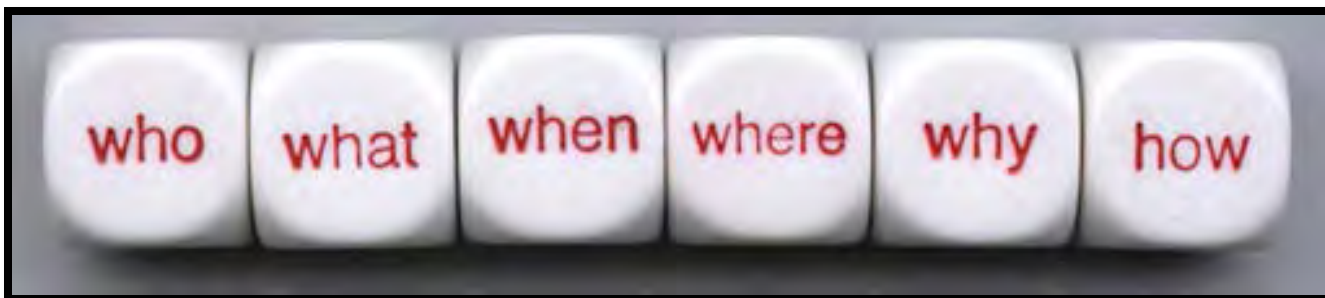




A comment about comments

Helpful Hints for submitting comments:

- **Who:** Who does this impact? *Rater, provider, the homeowner?*
- **What:** What exactly do you want to change? *Be specific please.*
- **When:** When should these changes occur (timing)?
- **Where:** Are these statewide or regional? *Specify, if applicable.*
- **Why:** Why should the regulation be changed? *Reasoning, examples, etc.*
- **How:** How do we implement the changes? How might the changes look? *Feel free to include proposed language.*





Next Steps for Stakeholders

- 30-day comment period. Comments due **July 17, 2015**.
 - Contact staff if you have questions.
- Staff workshop in **Fall 2015**.
- All future activities, including workshops and webinars, will be noticed through the **Building Standards listserv**.
- Be sure to be subscribed to the **Building Standards listserv** for latest announcements and activities.





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Helpful Links

- **Official OII 12-1114-6 notice:**
- http://www.energy.ca.gov/HERS/12-HERS-01/documents/2012-10-31_OII_12-HERS-01.pdf
- **Notices, Orders, and Documents for the OII (scroll down for filed public comments):**
- <http://www.energy.ca.gov/HERS/12-HERS-01/documents/>
- **2015 Draft EBEE Action Plan:**
<http://www.energy.ca.gov/2015publications/CEC-400-2015-013/CEC-400-2015-013-D.pdf>
- **2008 HERS regulations:**
<http://www.energy.ca.gov/HERS/documents/regulations.html>



Listserv and Other Info

- **Subscribe to listserv to receive HERS announcements:**
<http://www.energy.ca.gov/listservers/> select
“BuildingStandards” Building Energy Efficiency Standards.
Note: You will receive a confirmation email back within 24 hours. You must confirm by clicking on the link to complete the subscription process.
- **June 17, 2015 Webinar Notice: Includes instructions for written comments:** http://www.energy.ca.gov/HERS/12-HERS-01/documents/2015-06-17_webinar/2015-06-17_Whole-House_Home_Energy_Rating_Webinar.pdf.